

Socio-Economic Profile of the Chowk Area-Lucknow City

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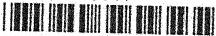
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Sector 'O' Aliganj Scheme

Lucknow-226 020

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PREFACE

Development models emphasising the growth of capital, intermediate and consumer goods industries, on the one hand raised the levels of income, but on the other created the environmental damages in most of the developing economies. Generally, the growth rate of population in most of the urban towns and cities exceeded the growth rate of area, which consequently resulted in to a higher density of population. Over time, higher density of population invariably created squatter settlements, congestion, drainage, water logging and above all the environmental pollution. Unless these problems are overcome, the life of urban dwellers are not safe environmentally. A concerted efforts are being made by the different governmental organisations to arrest such problems. However, approach is different. Traditional approach emphasising the typological factor alone has now been considered inadequate. Thus, approach based on economic, social, political, religious and opinions of urban dwellers has been considered more appropriate and meaningful. The present study is an attempt in this direction. It examines the feasibility of non-traditional approach in formulating an appropriate urban development scheme or programme taking the Kashmiri ward of Lucknow city as an illustrative example. In particular, the study aims at examining the historical development of the city, structure and growth of economic activities, various characteristics of

urban households, their working conditions and the existing conditions of their houses. It is hoped that urban renewal programmes based on above considerations would be more useful and effective than that based on typological factor alone.

I received encouragement, guidance and supports from many individuals for the completion of the present study. Specially, I owe my sincere regards to Prof. B.K. Joshi, Director, Giri Institute of Development Studies for providing all facilities required for the study. Shri S.S. Dutta, Associate Industrial Economist, Town and Country Planning Organisation, New Delhi provided intellectual input since the inception of the study till its completion. Shri S.S. Dalal, Associate Planner, Town and Country Planning Department, U.P. provided the relevant informations needed at the critical stage of the study. Ms. Padmaja Nair, Indian Institute of Public Administration, Dr. G.S. Mehta and Shri D.K. Bajpai of Giri Institute of Development Studies also provided relevant informations and rendered valuable intellectual support. I thank all of them for their valuable contribution.

During the field survey, I received liberal support from our project team. More specifically, I thank to Mr. Rama Nand Gupta, Mr. Suraj Prasad, Ms. Amita Jain and Mr. Jyoti Ranjan Srivastava for efficiently performing the field work. I fail in my duty if I do not express my sincere regards to various households, who, despite their busy schedule, provided

informations of all kinds required for the study. I feel extremely thankful to them.

Last but not the least, I express my indebtedness to the Town and Country Planning Organisation, Ministry of Urban Development, New Delhi and Centre for Urban and Regional Studies, University of Birmingham, U.K. (England) for extending the generous financial support, without which the study could have not been possible.

Giri Institute of Development Studies,
Lucknow

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CHAPTER I

STRUCTURE AND GROWTH OF LUCKNOW CITY

I.I. History of the City : A Brief Discussion

At the outset it would be useful to discuss briefly the origin of Lucknow city. Historically, why this city is called Lucknow is not yet traceable with precise authenticity. "Between 1031-1033, Syed Salar Masud, a general of Mahmud Ghaznavi along with his followers and supporters settled down at Bijnor Pargana, which is about 10 kms. away from south of Lucknow. They built up a Qila Likhna (Fort Likhna) on the site of Teeli-Wali-Masjid and shrine, where only a village of Ahirs (milk seller) had existed. The Qila and then the town was named after an Ahir called Lakhna, who was blessed by a Faquir and had become rich Alakhnau or Lakhnau was, according to Ibni-Batuta, present during the times of Muhammad-Bin-Tuglaq."¹ Based on the well known hindu script 'Ramayan' the town had been named Lakhanpuri on the name of Lord Rama's brother Lakshmana, which afterwards corrupted into Lukhnau and later on to its present name of Lucknow. It was a general belief that this town was given or gifted to Lakshman by Lord Rama for overall supervision and administration.²

1 D.P. Singh, R.B. Das and S.S.A. Jafri, 'Lucknow : Regeneration of the Old City' in Urban Renewal (ed.) by D. Ravindra Prasad, Sterling Publishers, New Delhi, 1989, p.236.

2 Rizvi, S.S.A., Tughlaq, Kalim Bharat, Aligarh, 1956, p.233, Vol. referred Travels of Ibni-Battuta, Paris, 1949, p.342.

Following extract gives the historical facts of the city from 1720-1857.

"Nawab Sadat Khan (1720-1739) rented the buildings from the Shaikhs and then Nawab Safdarjang (1739-1756) founded Faizabad as a capital of Awadh and secured the ownership of buildings in Lucknow by giving 1000 bighas of land near Dugawan (now part of the city) to the Shaikhs. Nawab Shujauddaula (1756-1775) also ruled Awadh from Faizabad. Nawab Asifuddaula (1775-1798) shifted capital to Lucknow and built Bara Imambara, Asifi Mosque, Turkish Gate (Roomi Darwaja), Old British Residency and Chowk Bazar. Nawab Sadat Ali Khan (1798-1814) built Dilkusha Palace (Summer Palace), Bailey Guard Gate, Lal Baradari, Begum Kothi and Khurshed Manzil. Nawab Ghazi-Uddin Haider (1814-1827), constructed Halder Canal, the tomb of his parents and Shah Nabab Imambara. Nawab Nazir Uddin Haider (1827-1837) followed to complete the earlier projects. Nawab Mohammed Ali Shah (1837-1842), beautified Hasainabad with a small Imambara, and built a tank and Shahi Jama Masjid. Nawab Amjad Ali Shah (1842-1848), imported from Great Britain and erected the iron bridge over the river Gomati, where Hasanganj and Daliganj are presently located. The last Nawab, Wajid Ali Shah (1848-1857), built Kaisar Bagh and in 1857, the British had finally captured Lucknow city and the Suba of Awadh."³

Thus, one could see that till 1857 there was a golden

³ Op. cit., 1, pp. 236-237.

period when a part from the unparalleled construction and gardens, the city was also recognised due to its inherited cultural richness. After 1857, the traditional culture and glory of the city were shattered into pieces by the British rulers. Yet Lucknow remained as an important seat for administration which overlooked the gains for foreign rulers by various means.

I.II. Population and Area : Structure and Change Overtime

The first census of 1871 showed that the population of Lucknow city was 105,041. Table I.1 puts the growth of city in terms of areas and population over the period 1901-1981. For the purpose of analysis, the entire period has been divided into two phases such as, (i) pre-independence period, and (ii) post independence period. In the first phase (1901-1941), the covered up area of the city increased from 44.03 sq. kms. to 75.73 sq. kms. implying thereby the growth rate at 1.79 per cent per annum. In the second phase (1951-1981), it increased from 75.73 sq. kms. to 168 sq. kms. which implied the growth rate at 4.06 per cent per annum. Over the period 1901-1981, covered up area of the city increased from 44.03 sq. kms. to 168 sq. kms. which witnessed the growth rate at 3.52 per cent per annum. This suggests that area in the city increased at a faster rate in the second in phase than the first. This is mainly due to the various policies adopted by the Lucknow Development Authority and the

Table I.1 : Area, Population and Their Growth Rates in Lucknow Urban Agglomeration : 1901 - 1981

Year	Area (sq.kms)	Population			Area (No.)	Male (No.)	Female (No.)	Total (No.)	Annual average growth rate of over different decades (%)		
		Male	Female	Total					Male	Female	Total
1901	44.03	1,36,653	1,19,586	256239	-	-	-	-	-	-	-
1911	44.03	1,40,558	1,11,556	252114	-	-	-	-	0.29	-0.67	-0.16
1921	44.03	1,35,613	1,04,953	240566	-	-	-	-	-0.35	-0.59	-0.46
1931	71.43	1,59,458	1,15,201	274659	6.22	6.22	6.22	6.22	1.76	0.98	1.42
1941	75.73	2,23,416	1,63,761	387177	0.60	0.60	0.60	0.60	4.01	4.22	4.10
1951	75.73	2,78,604	2,18,257	496861	-	-	-	-	2.47	3.33	2.83
1961	135.43	3,66,501	2,89,172	655673	7.88	7.88	7.88	7.88	3.15	3.25	3.20
1971	127.66	4,45,277	3,68,705	813982	-0.57	-0.57	-0.57	-0.57	2.15	2.75	2.41
1981	168.00	5,50,106	4,57,498	1007604	3.16	3.16	3.16	3.16	2.35	2.41	2.38

Source : Census, 1971; Series 21, Uttar Pradesh, Part X-C, Analytical Report and Administrative Statistics and Census Tables, Lucknow District and Statistical Abstract, Uttar Pradesh, 1983-84; Economic and Statistics Division, State Planning Institute, Uttar Pradesh, Lucknow, 1983-84.

conscious efforts by Lucknow Municipal Corporation under the regime of the independent country. By and large, similar picture emerges for the growth of population. In the first phase, population increased from 2.56 lakhs in 1901 to 3.87 lakhs in 1941 at the rate of 1.28 per cent per annum. In the second phase, it increased from 4.97 lakhs in 1951 to 10.08 lakhs in 1981, implying thereby the growth rate at 3.67 per cent per annum. Thus, the growth rate of population has been far higher in the second phase than in the first.

More or less the similar picture emerges if we examine the growth of population for males and females. In the second phase it grew at the faster rate than in the first phase. However, the growth rate of female population in the second phase exceeded to that in the first phase. Also the growth rate of female population exceeded the growth rate of male population in the second phase (1951-1981). During 1951-1981, the growth rate of female's population was more than the male's population whereas reverse situation by and large prevailed during the first phase (1901-1941). Thus, Lucknow experienced a higher rate of growth in terms of covered up area and population during independent India than during British regime. Across the different decades the growth rate of area was lower in five decades (1901-1911, 1911-1921, 1931-1941, 1941-1951 and 1961-1971) than the population, whereas, in three decades, (1921-31, 1951-61 and 1971-81) the growth rate of area was higher than the popu-

lation. This differential rate of growth of area and population resulted into the differential population intensity in the city economy. A close examination of Table I.2 shows that population indices increased at a much faster rate than that of area indices which seem to have led to the increase in indices of population intensity per sq. km.

Table I.2 : Indices of Area, Population and Intensity of Population : 1901-1981

Year	Index of Area in sq. kms. 1901 = 100	Index of Population 1901 = 100	Index of Density of Population per sq. kms. 1901 = 100
1901	100.00	100.00	100.00
1911	100.00	98.39	98.38
1921	100.00	93.88	93.88
1931	162.23	107.19	66.07
1941	172.00	151.10	87.85
1951	172.00	193.91	112.73
1961	307.59	255.88	83.18
1971	288.44	317.67	109.55
1981	381.56	393.23	103.06

Source : As per Table I.1.

According to 1981 census, Lucknow was the fourth largest city of the state with the covered up area of 168 sq. kms. The first three largest cities were Kanpur, Aligarh and Dehra Dun in descending order, each having the covered up area of 327.2, 179.1 and 172.5 sq. kms. respectively.⁴ Sub-

4 See, Statistical Abstracts, Uttar Pradesh, 1983-84, Economics and Statistics Division, State Planning Institute, Uttar Pradesh, Lucknow, pp. 23-24.

sequently, Lucknow was found as the second largest city in terms of population in the state. In 1980-81, the city has the population of 10.08 lakh persons. First largest city is the Kanpur with the population of 16.39 lakhs. Obviously, the increased population pressure on area resulted into an increase in the density of population. The density of population was higher in the Lucknow i.e. 5997.64 persons per sq. km. than the state average as well as to that of each individual cities of the state. Table I.3 gives the population, residential houses, households and density of population across the different wards. The data provided by the Town and Country Planning Department, U.P. show that density of population in Lucknow is 12,190 per sq. kms. Of the 40 wards, the density of population for 11 wards (Narhi, Hazaratganj, Nishatganj, New Hyderabad, Aliganj, Daulatganj, Nibabganj, Katra Mohamed Ali Khan, Sadatganj, Kanausi and Singarnagar) is found below whereas for the rest, above the average of the city. Density of population was the highest in Maulavi Ganj, (108,243 persons per sq. km.) whereas lowest for Kanausi (1640 persons per sq. km.) Daliganj ward has the highest population, whereas, Daulat Ganj the lowest. As far as residential houses are concerned, the city has 187,297. Out of which, Daliganj has the highest number of houses (8707) whereas, Bhilanwan the lowest (1537). Similarly, Lucknow has 191,829 households. Again, Daliganj has the highest number of households (8974), whereas Ashrafabad the lowest (2103).

Table I.3 : Population, Residential Houses, Households and Density of Population in Different Wards of Lucknow City : 1981

Sl. No.	Wards	Total Popul- ation	Resid- ential houses (No.)	House- holds (No.)	Density of popu- lation (per Sq. Kms.)
1	2	3	4	5	6
1.	Narhi	22,117	4,374	4,406	5,291
2.	Hazratganj	24,999	5,244	5,298	5,531
3.	Baraf Khana	20,840	3,579	4,006	13,025
4.	Ghasiyari Mandi	21,609	3,494	3,653	26,035
5.	Nazarbagh	19,017	2,952	3,109	29,428
6.	Maqboolganj	19,210	3,189	3,326	69,026
7.	Ganeshganj	19,766	2,946	3,323	54,362
8.	Vasiratganj	17,261	2,657	2,848	82,470
9.	Aminabad	13,197	2,168	2,461	14,553
10.	Khayaliganj	13,349	1,979	2,165	18,256
11.	Nishatganj	22,515	4,250	4,276	5,595
12.	New Hyderabad	26,372	4,955	5,040	11,450
13.	Hasanganj	22,370	4,232	4,336	16,758
14.	Mahanagar	33,156	6,486	6,550	13,042
15.	Aliganj	21,213	4,138	4,203	2,851
16.	Daliganj	47,218	8,707	8,974	15,805
17.	Daulatganj	12,742	2,242	2,269	2,996
18.	Nibabganj	15,066	2,420	2,611	8,163
19.	Katra Mohamad Ali Khan	17,690	2,725	2,975	7,179
20.	Kashmiri Mohalla	14,402	2,040	2,451	25,870
21.	Asharfabad	13,157	2,036	2,103	41,335
22.	Chowk	24,373	3,345	3,945	43,438

Table I.3 (Contd....)

1	2	3	4	5	6
23.	Raja Bazar	21,051	3,342	3,614	34,823
24.	Yahiyaganj	15,193	2,331	2,489	27,474
25.	Vazirganj	17,438	2,825	2,890	13,075
26.	Mushakganj	19,141	2,838	2,896	56,798
27.	Maulaviganj	24,961	3,896	3,936	1,08,243
28.	Kundari Rakabganj	16,879	2,429	2,884	58,607
29.	Rajendra Nagar	33,650	6,066	6,256	25,392
30.	Aishbagh	31,144	6,204	6,385	12,271
31.	Bhadewan	22,000	3,400	3,466	41,485
32.	Tikaitganj	39,275	6,874	7,028	15,164
33.	Sadatganj	21,345	3,420	3,798	6,776
34.	Kanausi	30,996	6,100	6,387	1,640
35.	Singarnagar	35,905	6,434	7,102	7,268
36.	Chandan Nagar	14,315	2,282	2,482	15,068
37.	Bhilanwan	29,616	1,537	5,677	16,474
38.	Pan Dariba	18,802	3,529	3,543	29,424
39.	Lal Kunwan	20,093	3,602	3,629	35,867
40.	Hussainganj	22,218	3,505	3,923	51,851
Total		10,59,739	1,87,297	191829	12,190

Source : Census 1981 and Town & Country Planning Department, U.P.

The higher density of population seems to have aggravated various problems such as, slums, squatters, unemployment, poverty, pollution, water, sanitation, water logging and so on. These problems have led households to shift their location and get settled in other parts of the city. The Chowk area of the Lucknow city for example, is well known as main centres for the selling of traditional gota, zari, chiken and ornaments. However, over time "most of the influential, educated and affluent people have left the old city and opted to reside in the open spaces of the new city, which resulted in increased poverty and ignorance in the old city. At least 50 per cent of the city's population lives in the old city, which is about 10 per cent of the entire metropolis. The absence of activity centres contributed to the reduction in employment opportunities to gather with the shrinkage of community wealth. With shift in work places, the inhabitants have turned commuters, travelling to far-flung sub-urban areas resulting in tremendous increase in transport expenditure and road congestion during the peak hours. The old city has not been sufficiently provided with the basic amenities and services like water supply, drainage, sewerage, in the absence of any concrete renewal scheme, the condition is one of sheer neglect."⁵

Table I.4 gives certain additional information regarding the caste-wise population, residential houses and the number of households over 1971 and 1981. We find that

⁵ Op. cit., 1, pp. 238-239.

Table I.4 : Population of the City Classified
Into Scheduled Caste/Scheduled Tribe
and Others : 1971-1981

Year	Scheduled Caste/ Scheduled Tribes (%)	Others (%)	Occupied Residential Houses (Nos.)	Households (Nos.)
1971	12.93	87.07	135,719	154,711
1981	10.08	89.92	348,401	488,557

Source : Census, 1971, Series 21, Uttar Pradesh, District Census Hand Book, Part X-C, Analytical Report and Administrative Statistics and Census Tables, District Lucknow and Statistical Abstract, Uttar Pradesh, 1983-84, Economics and Statistics Division, State Planning Institute, Uttar Pradesh, Lucknow

population of scheduled castes and scheduled tribes is less significant. During 1971 and 1981 the proportion of SC/ST population to the total population in the city was about 13 per cent and 10 per cent respectively. It appears that non-scheduled caste including muslims have dominated the city economy during both the census years. As far as number of houses are concerned, it increased at the growth rate of 15.67 per cent per annum. Number of households also increased from 154,711 in 1971 to 488,557 in 1981, which implied the rate of growth at 21.58 per cent per annum.

Table I.5 records the information on population in relation to migrants vis-a-vis/non-migrants. We find that the proportion of migrants which was 33.46 per cent in 1971 declined to 27.44 per cent in 1981. In contrast to this, the contribution of non-migrants in total population of the city increased over the years. Thus, the growth rate of mig-

Table I.5 : Population Classified into Migrants and Non-migrants : 1971-1981

	Population				Annual ave- rage growth rate 1981 over 1971 (%)
	1971 (Nos.)	1981 (%)	1981 (Nos.)	1981 (%)	
Migrants	272,360	33.46	276,518	27.44	0.15
Non-migrants	541,622	66.54	731,086	72.56	3.50
Total	813,982	100.00	1,007,604	100.00	2.38

Source : Census 1971, as per Table I.1 and Census of India, 1981, Series 22, Uttar Pradesh, Part V, A & B.

rants (0.15 per cent) was lower than the non-migrants (3.50 per cent) and that of the city's average (2.38 per cent).

This may be the outcome of structure of the city's economy. Lucknow city being dominated by service sectors does not attract migrants much because job opportunity is highly limited in this sector. Table I.6 distributes the migrants by levels of education. In 1981, we find that 30.57 per cent of migrants are illiterates; 28.54 per cent have education below matriculation; around 22 per cent have the education below graduation. Thus, the type of job that city offers does not seem to correspond with the levels of education of migrants. In view of this, migrants tend to move to those cities which constitute more of manufacturing segment than in those cities having comparatively service components. Of the total urban population in the city, 56.29 per cent were found literates, whereas rest (43.71 per cent) illiterates. Also, 65.34 per cent of males and 47.84 per cent

Table I.6 : Distribution of Migrants By Levels of Education : 1981

Sl. No. Levels of Education	Numbers	Percentage
1. Illiterates	84,526	30.57
2. Below matric	78,916	28.54
3. Below graduation	60,807	21.99
4. Technical Diploma/Certificates	2,877	1.04
5. Graduates and Post-Graduates	43,081	15.58
6. Technical Degree of Diploma Equivalent to Post-Graduation	6,309	2.28
All Migrants	2,76,516	100.00

Source : Census of India, 1981, Series 22, Uttar Pradesh, Part V-A and B.

of females were found literates. Thus, literacy rate is far higher in the case of urban males than the urban females.⁶

I. III. Growth and Structure of Economic Activities

What type of activities the city constitute is an important aspect, that needs to be discussed. Table I.7 puts the structure of Lucknow city in a historical perspective. In view of analytical convenience the entire period has been divided into two phases such as, (i) pre-independence period (1901-1931) and (ii) post-independence period (1951-1981). In the first phase, we find that the proportion of cultivators,

⁶ Statistical Abstract, Uttar Pradesh, 1983-84, Economics and Statistics Division, State Planning Institute, Uttar Pradesh, Lucknow, p.29.

Table I.7 : Distribution of Male Workers By Different Activities in Lucknow City : 1901 - 1981

Year	Cultivators	Agricultural Labours	Mining etc.	Manufacturing household	Construction	Trade/ Commerce	Transport	Other Services	Total
1901	6141(7.12)*	1242(1.44)	1765(2.05)	15729(18.23)	2471(2.86)	16126(18.69)	6295(7.30)	36521(42.31)	86290(100)
1911	5835(6.26)	885(0.95)	1966(2.11)	19209(20.61)	7205(7.73)	13254(14.22)	9964(10.69)	34887(37.43)	93205(100)
1921	2905(3.26)	315(0.35)	660(0.74)	12221(13.72)	1059(1.19)	10220(11.48)	9535(10.71)	52133(58.55)	89048(100)
1931	4037(4.34)	2623(2.82)	1850(1.99)	13004(13.98)	1867(2.01)	14880(16.00)	9462(10.17)	45287(48.69)	93010(100)
1951	2703(1.76)	141(0.09)	1625(1.06)	33108(21.60)	2255(1.47)	27008(17.62)	16543(10.79)	69893(45.61)	153276(100)
1961	3018(1.58)	403(0.21)	1180(0.62)	46187(24.13)	7172(3.75)	34220(17.88)	24104(12.59)	75138(39.24)	191422(100)
1971	3652(1.71)	2386(1.12)	1549(0.73)	45593(21.36)	3430(1.61)	41579(19.48)	30982(14.51)	84284(39.48)	213455(100)
1981	2427(0.92)	3788(1.44)	118(0.04)	57916(22.08)	5114(1.95)	44335(16.90)	35076(13.37)	113476(43.30)	262250(100)

* Indicates percentage to column total.

Source : Ashok Mitra, Shekhar Mukherji and Ranendranath Bose, Indian Cities, Their Industrial Structure, in Migration and Capital Investment, 1961-71; An ICSSR/JNU/FPP Study, 1980; Census, 1981; Census, 1981; Abhinav Publications, New Delhi.

and workers engaged in mining etc., manufacturing, construction, trade and commerce, of the total workers decreased more or less steadily in 1931 at 1901 base. In contrast to this, the share of agricultural labours and workers employed in transport and other services of, the total workers increased. In the second phase, share of cultivators and workers employed in mining etc., manufacturing and trade and commerce of the total workers declined in 1981 at the 1951 base. The share of agricultural labourers and workers employed in construction and transport of the total workers increased over the years. The share of workers employed in service sector declined from 45.61 per cent to 43.20 per cent. Yet service sector followed by manufacturing, trade and commerce and transport accounted for the largest proportion of employment in the city.

A more comparable information on levels and proportion of workers engaged in various economic activities are recorded in Table I.8. During 1961 to 1981, the share of workers of the total workers engaged in non-household manufacturing, construction, trade and commerce declined, whereas the share of agricultural labourers, mining, etc., household manufacturing, transport, storage and communications and services increased. Total workers in the city increased at the rate of 3.67 per cent per annum. In the four product categories, such as, agriculture, mining, etc, household manufacturing and services, workers increased at the rate of 68.75 per cent,

Table I.8 : Distribution of Workers By Different Activities : 1961, 1971 and 1981

Sl. No.	Activities	1961 (%)	1971 (%)	1981 (%)	Annual Growth Rate	
					1971 Over 1961	1981 Over 1971
1.	Cultivators	3232 (1.58)	3826 (1.69)	2494 (0.89)	1.84	-3.48 - 2.28
2.	Agricultural labourers	505 (0.25)	2764 (1.22)	3977 (1.42)	44.73	4.39
3.	Mining, quarrying, livestock, forestry, fishing, hunting, plantation, orchards, etc.	1240 (0.61)	1622 (0.71)	2849 (1.02)	3.08	7.56
4.	Manufacturing (Households)	6534 (3.20)	10128 (4.47)	14699 (5.26)	5.50	4.51
5.	Manufacturing (Non-households)	41819 (20.47)	36908 (16.29)	42252 (15.13)	-1.17	1.45
6.	Construction	7297 (3.57)	3475 (1.53)	5162 (1.85)	-5.24	4.85
7.	Trade and Commerce	35244 (17.26)	42531 (18.77)	45892 (16.43)	2.07	-2.93
8.	Transport, storage and communication	24263 (11.88)	31449 (13.88)	35746 (12.80)	2.96	1.37
9.	Other services	84105 (41.18)	93914 (41.44)	126223 (45.20)	1.17	3.44
Total		204239 (100.0)	226617 (100.0)	279294 (100.0)	1.10	2.32
						3.67

Source : General Population Tables of Uttar Pradesh, Census of Particular Years of 1961, 1971 and 1981.

12.97 per cent, 12.50 per cent and 5.01 per cent per annum respectively. However, a higher rate of growth of workers observed in agriculture and mining etc. much importance should not be attached as these account only a marginal share starting at a very low base. Therefore, manufacturing household and service sector appeared as most important sectors. It may be mentioned that traditional gota, jari, chiken are such products which are generally linked with the name of Lucknow. These are primarily manufactured in the household industry located primarily in various localities of Chowk area with the help of household labour. The city being the state capital, has most of governmental offices, political organisations, commercial and non-commercial banks, various educational institutions, etc. make the city service dominated. How far, various economic activities provide jobs to migrants is also examined. A close examination of Table I.9 shows that two sectors, such as, transport, storage and communication and services tend to employ more of migrant workers i.e. 58.03 per cent and 57.25 per cent respectively than the local workers. In rest of the economic activities, the share of local workers, of the total workers is found more significant than the migrant workers. Thus, local workers are employed substantially in the city economy. In the city about 53 per cent ^{of} local workers are employed in all economic activities, whereas migrant workers constitute 47.30 per cent.

Table I.9 : Distribution of Migrant and Non-Migrant Workers By Different Activities During 1971

Sl. No.	Activities	Migrants (%)	Non-Migrants (%)	Total (%)
1.	Cultivators	820 (21.43)	3006 (78.57)	3826 (100.0)
2.	Agricultural labourers	680 (20.21)	2684 (79.79)	3364 (100.0)
3.	Mining, quarrying, livestock, forestry, hunting, plantation, orchards, etc.	631 (38.90)	991 (61.10)	1622 (100.0)
4.	Manufacturing (households)	2430 (23.99)	7698 (76.01)	10128 (100.0)
5.	Manufacturing (non-households)	11685 (31.66)	25223 (68.34)	36908 (100.0)
6.	Construction	1220 (35.11)	2255 (64.89)	3475 (100.0)
7.	Trade and Commerce	18000 (42.32)	24531 (57.68)	42531 (100.0)
8.	Transport, storage and communications	18250 (58.03)	13199 (41.97)	31449 (100.0)
9.	Other services	53765 (57.25)	40149 (42.75)	93914 (100.0)
All Workers		107481 (47.30)	119736 (52.70)	227217 (100.0)

Source : Census of India, 1971, Series 21, Uttar Pradesh, Part II - DI Migration Table and Census of India, 1971, Uttar Pradesh, Part II-A, General Population Tables.

I. IV. Overall Observation

The foregoing exercise examined the demographic characteristics and economic structure of the Lucknow city. Historically, both covered up area and the population increased over the years. However, when whole span of period 1901 to 1981 was divided into two phases i.e. (i) pre-independence and (ii) post-independence period, it was revealed that both the covered up area and population increased at a much faster rate in the second phase than ⁱⁿ the first phase. However, population grew at the higher rate than the covered up area increased the density of population. In Uttar Pradesh it was found that Lucknow was the fourth city in terms of area after Kanpur, Aligarh and Dehra Dun. However, in terms of density of population, Lucknow stood first among all the cities of the state. This aggravated the various problems like unemployment, congestion, inadequate water supply, drainage, pollution, sanitation and so on. Besides, city is seen dominated by non-scheduled caste and non-scheduled tribe population. A significant proportion of population belonged to non-migrants or locals. Number of residential houses as well as households increased considerably over the years. The literacy rate was much higher among the male population than the female residents in the city economy. Economic structure of the city economy examined in terms of distribution of workers among different industrial activities presented a mixed pattern. However, on the basis of general

observation, it has been observed that service sector followed by household manufacturing, trade and commerce and transport continue to dominate the industrial scene of the city economy. This is also reinforced by our historical empirical evidences and that based on 1961-1981. Overall, non-migrants are found relatively more significant than to that of migrants in carrying out the various economic activities.

CHAPTER II

CHARACTERISTICS OF URBAN HOUSEHOLDS AND THEIR PROBLEMS : A NEED FOR URBAN RENEWAL PROGRAMME

II.I. Introduction

A high growth of city's population as well as the growth of rural-urban migrants had created and aggravated various problems such as dwelling, unemployment, congestion, water, sanitation, drainage and pollution, which, in turn affected /the quality of life of the city's inhabitants. To solve such problems, government adopted two approaches such as self-help housing and government housing programmes. However, over time, the above approaches are found ineffective. It is held that "lower-income urban settlements are characterised not only by sub-standard living conditions and poverty but also by the structural bases of their poverty, which are broadly similar in most parts of the developing world. On the other hand, each lower income urban settlement has a unique set of political, cultural, economic and environmental characteristics that must also be taken into account in formulating particular improvement programmes, so as to incorporate the priorities and decisions of the inhabitants themselves."¹

Thus housing programmes of urban inhabitants must concern itself with the various characteristics of urban settle-

1 UNCHS, Residential Circumstances of Urban Poor in Developing Countries, 1981, p.5.

ments, such as, economic conditions of urban dwellers, social, cultural, political conditions and experiences of one situations to another. A cavet must be added. Housing programmes based on typological differences of different residential settlements are found unsatisfactory. This is because, "the different residential situations found in lower income settlements should be viewed not as a distinct types but as a continuum. A rigid typology tends to obscure underlying similarities, and it ignores the fact that groupings of similar settlements change over time and shade into one another. The concept of continuum is preferable because it provides a framework within which differences between situations can be distinguished, while underlying continuities and processes of change are also acknowledged."² Housing development programmes should, therefore, be determined by different situations of dwellers expressed in terms of economic, religious, cultural, social, opinions of the dwellers as well as the conditions of the prevailing houses. Decision about housing based upon above considerations would be more useful and effective both from the view points of planners as well as dwellers. Present chapter makes an attempt to provide housing programme for urban dwellers of Khashmiri Mohalla located in Chowk area of Lucknow city.

2 Op. cit., 1, p.5.

II.II. Sample Design : A Brief Discussion

Lucknow city as per 1981 census consists of 40 wards. Kashmiri Mohalla is selected for the purpose of our study. This Mohalla is located in the Chowk area, which is generally characterised by congestion, water logging, water drainage, narrow streets and broken roads. The traders, chiken producers and self-employed establishments are the major constituents of this ward. According to the information provided by Lucknow Municipal Corporation, Kashmiri Mohal consists of 31 streets. As per 1981 census Kashmiri Mohal consists of population numbering to 14402 persons and 2451 households. It accounts for 1.35 per cent of city's population and 1.27 per cent of city's total households. For the purpose of the study, we a priori decided to study the socio-economic conditions and existing conditions of houses of 200 households. It is decided keeping in view the time and resource constraint. Subsequently, 200 households are distributed into 31 streets on the basis of number of households staying in each streets. Thereafter, respective number of households that appeared in the sample in respective streets were selected on the basis of stratified random sampling procedure. Table II.1 gives the intended sample of households and that actually selected from each streets for in-depth study. Households selected for the study accounts for 8.15 per cent of total households of the Kashmiri Mohal which seems to be a fairly representative to study the problems of urban dwellers. A list provided by

Table II.1 : Sample Design of the Study : 1989

Sl. No.	Streets/Areas	No. of Inter- viewed House- holds	No. of House- holds actu- ally surveyed for survey
1.	Katra Vafa Beg and Bagh Mirza Jumma	20	21
2.	Kashmiri Mohal North and Gulam Hussain Bridge	22	20
3.	Noor Badi, Khidki Meer Aga and Chhavani Hasnuddin	10	10
4.	Jhabai Tola and Abdul Aziz Road	11	11
5.	Kachha Bagh and Khariyahi	6	6
6.	Fazil Nagar	10	10
7.	Takiya Hazi Nusrat, Takiya Peer Gayab and Ahiri Tola	27	28
8.	Mahmood Nagar and Akbari Gate, Chowk Road	16	16
9.	Sirake Wali Gali and Triveni Ganj	12	12
10.	Hasan Puriya and Kashmiri Mohalla Road	10	10
11.	Mansoor Nagar and Kashmiri Mohal South	36	36
12.	LDA Colony	2	2
13.	Vigen Beg	11	11
1.	Rustam Nagar	7	7
Total		200	200

Source : Municipal Corporation, Lucknow

Lucknow Municipal Corporation was used as a basis in tracing out the addresses of houses of the respondents. So as to understand the problems of economic, social and environmental, we designed a brief questionnaire, which incorporated several questions about households on identification, family structure, conditions of working places and housing etc. Many experienced research investigators were appointed who visited the households and collected the relevant information required for the study. The reference year of the study is 1988-89.

II.III. General Characteristics of Households

We find that, of the total households (200), 84.50 per cent of households are muslims, and rest (15.50 per cent) hindus (Table II.2). Also, 187 households (or 93.50 per cent) are males and rest (13 households or 6.50 per cent) females. Of

Table II.2 : Households by Caste

Caste	No. of Households	Percentage to Total
Hindu	31	15.50
Muslim	169	84.50
Total	200	100.00

the total households, 169 households (or 84.50 per cent) are non-migrants whereas rest (31 households or 15.50 per cent) migrants (Table II.3). Of the migrant households, a majority of them (22 households or 70.97 per cent) belonged to rural

Table II.3 : Factors Motivating Migration

Sl. No.	Factors	No. of households	Percentage to total
1.	Employment	11	35.48
2.	To start business	15	48.38
3.	Education for children	3	9.68
4.	Family conflicts	1	3.23
5.	Partition of the country	1	3.23
Total		31	100.00

areas. Of the total migrants, a majority of them (48.40 per cent) came to the city to start their business independently. The attraction of service was found next in order of importance. Over 35 per cent of migrant households came to the city in search of employment. The other reasons such as children's education followed by partition of the country and family conflicts were of marginal importance. This suggest that city being dominated by service sector, trade and commerce and transport does not have better employment opportunities. This is so because the city has low base of manufacturing sector. Our empirical evidence gives the strong support to this observation as most of the migrants came to city to start their business independently.

We find that, of the total households, 59.50 per cent are engaged in self-employed establishments, such as, shoe making, tailoring, cycle hiring and repairing, laundry shop, etc. Households accounting over 37 per cent

are engaged in service sector enterprises and only 2 per cent in trade and business (Table II.4. The average age of the

Table II.4 : Distribution of Households by Major Activities

Sl. No.	Activity	No. of households	Percentage to total
1.	Service	75	37.50
2.	Self-employed establish- ments	119	59.50
3.	Trade	4	2.00
4.	(1 + 2)	2	1.00
	Total	200	100.00

head of the households is 46 years. In the case of migrant households the average age of head comes to 48 years and in the case of non-migrant 45 years (Table II.5).

Table II.5 : Households by Age

Types of Households	Average age (years)
Migrant	48
Non-migrant	45
Average	46

Let us look into the level of education. Among the migrants respondents, we find that 25.80 per cent are illiterate; 22.61 per cent are educated upto middle school; 25.80 per cent upto the high school; 6.45 per cent upto

intermediate levels; and 16.12 per cent upto graduate level.

Only 3.22 per cent of migrants have the technical degree or diploma. The average level of education for migrants comes only to 8th standard. As far as non-migrant households are concerned, we find that 45 per cent of non-migrants are illiterate; 14.20 per cent have the education upto primary level; 10.65 per cent upto middle school; 13.60 per cent upto high school; 4.73 per cent upto intermediate level; 8.87 per cent upto graduate level; and 1.18 per cent upto post-graduate level. Only 1.77 per cent of non-migrants have the technical degree or diploma. The average level of education for non-migrants comes only to 5th standard. The level of education for the sample households comes to 6th standard (Table II.6). It implies that respondents are not only older but also have less level of education, which perhaps compel most of them to work in the self-employed unorganised establishments. This all affects the level of income of the respondents. We find that per capita income of households comes to Rs.311.67 per month and expenditure to Rs.233.76. It implies that 75 per cent of the income of the total budget of the average household is spent for consumption purposes. The average size of household comes to 6.72. (Table II.7).

II. IV. Working Conditions

We may now examine the working conditions of respondents. We find that 46.50 per cent of the respondents are regular workers, 21.50 per cent contract workers and the rest

Table II.6 : Classification of Households According to the Level of Education

Sl. No.	Types of Households	Level of Education						Total 29
		Upto Primary rates	Upto Standard X	Upto Standard VIII	Upto Standard XII	Post- Graduation	Technical Degree/Diploma holder	
1.	Migrant Households	8 (25.80)	- (22.60)	7 (25.80)	8 (6.45)	2 (16.13)	5 -	1 (3.22) 31 (100.0)
2.	Non-Migrant Households	76 (45.00)	24 (14.20)	18 (10.65)	23 (13.60)	8 (4.73)	15 (8.87)	2 (1.18) 169 (1.77) (100.0)
Total		84 (42.00)	24 (12.00)	25 (12.50)	31 (15.50)	10 (5.00)	20 (10.00)	2 (1.00) 200 (2.00) (100.0)

Note : Figures in parentheses denote percentage to column total.

Table II.7 : Income, Expenditure and Saving Ratio Across the Different Expenditure Classes : 1989

Monthly per capita expenditure size classes (Rs.)	No. of Households	Size of Households	Monthly per capita income (Rs.)	Monthly per capita expenditure (Rs.)	Saving ratio
Less than 50	4	7.00	68.00	43.66	35.79
50 - 100	20	7.25	124.00	77.50	37.50
101 - 150	42	7.50	162.92	102.33	37.19
151 - 200	41	6.76	203.00	162.75	19.82
201 - 250	29	6.72	298.03	220.10	26.14
251 - 300	14	5.50	376.64	260.92	30.72
301 - 350	11	6.64	441.09	310.81	29.53
351 - 400	8	4.12	475.12	360.12	24.20
401 - 500	10	7.00	518.20	425.12	17.96
501 - 600	2	9.50	608.00	558.00	8.22
601 - 700	4	6.75	907.50	647.50	28.65
701 and Above	15	5.73	978.86	874.46	10.66
Total	200	6.72	311.67	233.76	24.99

Source : Sample of 200 households in Kashmiri Mohal of Chowk area of Lucknow city.

Table II.8 : Respondents by Major Economic Activities and Earnings per person : 1988-89

Sl. No.	Activities	Regular employee (Nos.)	Earnings per per- son (Rs.)	Casual employee (Nos.)	Earnings per per- son (Rs.)	Respondents Engaged as			Averaging earning (Rs. per month)		
						Earnings per worker per person (Rs.)	Contract wages per per- son (Rs.)	Daily Earnings per person (Rs.)			
1.	Service	40	2,387.25	7	750.50	—	—	28	891.83	75	1676.20
2.	Others	53	1,331.25	29	1,090.90	43	1,365.62	—	—	125	1,287.31
	Total	93	1,785.44	36	1,024.71	43	1,365.62	28	891.83	200	1,433.14

Source : Sample of 200 households.

(32 per cent) casual workers. In both the sectors, the proportion of regular workers are higher than the other workers category. Respondents employed in others category generally carry out the functions of owner as well as worker side by side. The average earning is found higher in service sector (Rs.1676.20 per month) than the other sector (Rs.1287.31). The average earning for the Kashmiri Mohal as a whole is worked out at 1433.14 per month which is lower than service sector but higher than the other sector category (Table II.8). Further, most of the respondents (60 per cent) are seen working outside of their own localities. The proportion of respondents working in their own houses and localities worked out to be at 20.50 per cent and 16.50 per cent respectively (Table II.9).

Table II.9 : Distribution of Respondents by Working Places

Sl. No.	Work Places	No. of respondents	Percentage to total
1.	Within the house	41	20.50
2.	Within the locality	33	16.50
3.	Outside the locality	120	60.00
4.	(1 + 3)	5	2.50
5.	(2 + 3)	1	0.50
Total		200	100.00

We may now look into the certain characteristics of units/establishments. The 187 units/establishments (or 93.50 per cent) are owned, while 13 units/establishments (or 6.50 per cent) are rented. The average rent comes to Rs.173 per month. Generally cycle is used as a mode of transport to reach at their working places. Wherever work place is located at walking distance, respondents generally travel on foot.

and

Use of scooter/rickshaw comes next in order of importance (Table II.10). On an average a respondent travels 5.10 kms. per day. The efficiency of worker and the level of output depends largely as to what facilities are available in the units/establishments. We find that units/establishments existing within the different streets/areas of Kashmiri Mohal have the better linked road from the residential houses of workers to the places of their work. Such units/establishments also have the more adequate water and electricity facility vis-a-vis those units/establishments located outside of the locality. However, as far as remaining facilities are concerned, we find that latrine and ventilation are more adequate in those units/establishments which are located at outside of the Kashmiri Mohal. This is borne out by our field survey that Kashmiri Mohal does not have flush latrines. Most of the residential houses and units have only the service latrines (Table II.11).

Table II.10 : Distribution of Respondents by Mode of Transport : 1988-89

Sl. No.	Mode of Transport	No. of Respon- dents per Trip per day	Percentage to total
1.	Foot	45	22.50
2.	Cycle	25	12.50
3.	Rickshaw	5	2.50
4.	Scooter	11	5.50
5.	Tempo	7	3.50
6.	City Bus	6	3.00
7.	(1 + 3)	13	6.50
8.	(2 + 4)	5	2.50
9.	(2 + 5)	2	1.00
10.	(2 + 3)	12	6.00
11.	(1 + 4)	7	3.50
12.	(1 + 5)	3	1.50
13.	(3 + 5)	2	1.00
14.	(3 + 6)	2	1.00
15.	(1 + 2)	55	27.50
Total		200	100.00

Table III.11 : Units/Establishments By Locations and Basic Facilities : 1998-99

Sl. No.	Locations	No. of Establishments	Units/Establishments linked road	Units/Establishments with water	Units/Establishments with Electricity	Units/Establishments with Ventilations
1.	Within house	41 (100.0)	22 (53.65)	24 (58.53)	24 (58.53)	15 (36.58)
2.	Within locality	33 (100.0)	31 (93.93)	29 (87.87)	31 (93.93)	5 (15.15)
3.	Outside of locality	126 (100.0)	82 (65.09)	86 (68.25)	81 (64.29)	52 (41.27)
	Total	200 (100.0)	135 (67.50)	139 (69.50)	136 (68.00)	72 (36.00)
						110 (55.00)

Note : Figures under parentheses denote percentage to column total

II.V. Housing Conditions

We may now examine the housing conditions and problems.

Of the 200 houses, 133 houses (or 66.50 per cent) are owned and the rest of them are rented. Further of the owned houses 103 houses (or 77.44 per cent) are used for residential purpose, and rest (30 houses or 22.56 per cent) for both the residential as well as commercial purposes. Same is also true in the case of rental houses. Over 86 per cent of houses are used only for residential purpose and rest for both the residential and commercial purposes (Table II.12). Average rent per house comes to Rs.98.63 per month. Also, on an average 1.10 households are found residing in one house. A majority of houses are found located in narrow lane, whereas the houses at/main road are relatively less important. Analysis

Table II.12 : Classification of Houses into Major Categories

Nature of Houses	No. of houses	Percentage to total
A. Owned		
1. Residential	103	51.50
2. Residential-cum-industrial	-	-
3. Industrial-cum-commercial	30	15.00
Sub-Total	133	66.50
B. Rented		
1. Residential	58	29.00
2. Residential-cum-industrial	-	-
3. Industrial-cum-commercial	9	4.50
Sub-Total	67	33.50
TOTAL (A + B)	200	100.00

of Table II.13 shows that whereas 75 per cent of houses are in narrow lane, 25 per cent of the houses are at main road. Further, average age of the houses is worked out at 44.12 years which is much lower than the houses located in narrow lane (61 years), but higher than those located at main road (10.24 years).

Table II.13 : Classification of Houses According to Nature of Areas

Area	No. of houses	Percentage to total	Average age of the house (yrs)
Narrow lane	150	75.00	61.00
Main road	50	25.00	10.24
Total	200	100.00	44.12

We may now examine the availability of covered up area for the sampled households. We find that in five streets/ areas of Kashmiri Mohal, the per capita availability of covered up area is over 200 sq. ft. Abdul Aziz Road, Chaupatia Colony (Bagh Mirza Jumma), Kajaman Road, Chhavani Hasmuddin and Mahmood Nagar, has the covered up area per capita of 622.22 sq. ft., 437.82 sq.ft., 292.68 sq. ft., 258.82 sq. ft. and 215.18 sq. ft. respectively. On the other hand, six streets/ areas such as Ahiri Tola, Khariyahi, Noorbadi, Katravijenbeg, Takiya Peer Gayab and Hasan Puriya has the covered up area per capita below 100 sq. ft. Each street has covered up area of 68.57 sq. ft., 81.82 sq. ft., 91.67 sq. ft., 95.91 sq. ft.

96.97 sq. ft. and 97.44 sq. ft. per capita respectively. The average availability of covered up area comes to 139.50 sq. ft. per person for the Kashmiri Mohal as a whole.

Further, 12 streets (Mansoor Nagar, Katra Vijen Beg, LDA Colony, Fazil Nagar, Khariyahi, Triveniganj, Hasan Puriya, Takia Hazi Nusrat, Takiha Peer Gayab, Ahiri Tola, Kashmiri Mohal (North) and Noorbadi) have the per capita covered up area below the average of the Kashmiri Mohal ward as a whole. Remaining 12 streets (Bagh Mirja Jumma (Chaupatiya Colony), Noormanjil, Kachha Bagh, Mahmood Nagar, Sirake wali Gali, Jhabai Tola, Abdul Ajiz Road, Kajman Road, Rustam Nager, Gulam Hussain Bridge, Khidki Meer Aaga and Chhvani Hasnuddin) have covered up area per capita above the average (Table II.14).

The condition and affordability of house much depends upon the level of income of households. A close examination of Table II.15 shows a mixed pattern. Upto the per capita income range of 101-150, number of kachha houses, pacca houses, mixed houses and houses covered by tinshed increases almost continuously. After this income range the number of kachha houses, declines whereas that of pacca houses increases. The number of mixed houses remains unchanged. This is true for the per capita income range between 101-150 to 151-200. After this income range, number of houses of all types either declines or remains unchanged. The above tends to suggest that irrespective of kinds of houses, income upto a certain range is a determinant factor for holding a house. At an aggregate level, upto the income range of 101-150, the number

Table II.14 : Per Capita Covered up Area in Different Areas/
Streets of Kashmiri Mohal : 1988-89

Sl. No.	Streets/Area	Per Capita Covered Area (Sq. Ft.)
1.	Ahiri Tola	68.57
2.	Khariyahi	81.82
3.	Noor Badi	91.67
4.	Katra Vijen Beg	95.91
5.	Takiya Peer Gayab	96.97
6.	Hasan Puriya	97.44
7.	Triveni Ganj	101.35
8.	Mansoor Nagar	108.50
9.	Fazil Nagar	117.57
10.	L.D.A. Colony	127.27
11.	Takiya Hazi Nusrat	132.07
12.	Kashmiri Mohal	136.88
13.	Khidki Meor Aga	151.72
14.	Jhabai Tola	152.00
15.	Noor Manzil	161.90
16.	Kachha Bagh	170.59
17.	Gulam Hussain Bridge	173.68
18.	Sirake Wali Gali	176.60
19.	Rustam Nagar	182.09
20.	Mahamood Nagar	215.18
21.	Chhavani Hasnuddin	258.82
22.	Kajman Road	292.68
23.	Bagh Mirza Jumma (Chaupatiya Colony)	437.50
24.	Abdul Aziz Road	622.22
Average		139.50

Table II.15 : Classification of Condition of Houses into Major Categories Across the Per Capita Income Classes : 1983-89

Per Capita Income Classes (Rs.)	Kachha House			Pucca House			Mixed House			Tin Shed			Chhappar (Hay Leaves)			Total No. of Houses	
	Nos.	Age (Yrs)	No.	Age (Yrs)	No.	Age (Yrs)	No.	Age (Yrs)	No.	Age (Yrs)	No.	Age (Yrs)	No.	Age (Yrs)	Nos.	Age (Yrs.)	
Less than 50	5	44.00	2	35.00	1	50.00	1	40.00	-	-	-	-	9	42.22			
50 - 100	6	25.50	6	54.17	4	58.75	1	50.00	-	-	-	-	17	44.88			
101 - 150	7	24.15	17	58.25	6	68.75	4	35.00	-	-	-	-	34	54.39			
151 - 200	3	21.66	20	36.25	8	49.00	-	-	-	1	22	32	37.62				
201 - 250	1	49.00	18	35.70	2	65.00	-	-	-	1	80	22	40.98	40			
251 - 300	1	10.00	12	23.80	4	36.50	-	-	-	-	-	17	25.97				
301 - 350	-	-	10	46.20	1	15.00	-	-	-	-	-	11	55.63				
351 - 400	1	40.00	12	45.66	1	17.50	-	-	-	-	-	14	54.49				
401 - 450	-	-	7	45.25	1	51.00	-	-	-	-	-	8	45.96				
451 - 500	-	-	7	53.00	-	-	-	-	-	-	-	7	53.00				
501 - 600	-	-	7	38.50	-	-	-	-	-	-	-	7	38.50				
601 and Above	1	35.00	20	42.50	1	17.00	-	-	-	-	-	22	41.00				
Overall	25	29.64	138	47.14	29	61.16	6	38.33	2	51.00	200	44.12					

of houses tends to increase, while declines almost continuously afterwards. This is of course a researchable question as to what factors explain the declaration of houses after the per capita income range of 101-150. In the Kashmiri Mohal ward, 69 per cent houses are pacca; 14.50 per cent mixed type; 12.50 per cent kachha and rest are either covered by tinshed or chhapper (hayshed).

Also, mixed houses are found oldest one (61 years old) followed by chhaper (hayshed) and pacca houses

(47 years). Tinshed and kachha houses are found older by 38 years and 30 years respectively. The average age of house is worked out at 44.12 years.

Table II.16 classifies the houses across the different streets/areas by types of facilities. We find that Jhabai Tola and Abdul Aziz road followed by Mehmood Nagar have the highest proportion of houses with Baramda facility whereas Takiya Hazi Nusrat, Takiya Peer Gayab and Ahiri Tola have the lowest proportion of houses with such facilities. Similarly, Mehmood Nagar has the highest proportion of houses with bathroom, whereas Fazil Nagar the lowest

As far as kitchen facility is concerned, Mehmood Nagar is well endowed, whereas, Takiya Hazi Nusrat, Takiya Peer Gayab and Ahiri Tola the least. Jhabai Tola and Abdul Aziz road received highest rank in terms of latrine facility, whereas, Fazil Nagar and Mehmood Nagar the lowest. In terms of courtyard, Jhabai Tola and

Table II.16 : Houses with Basic Facilities in Different Streets/Areas : 1988-89

Areas/Streets	Houses having									
	Total No. of houses	Bara- mada	Bath- room	Kit- chen	Latr- ine	Court- yard	Elect- ricity	Water Public estate	Owned	Others
Mansoor Nagar	36	13	32	33	31	10	36	31	5	-
Takiya Hazi Nasrat, Takiya Peer Gayab and Ahiri Tola	(100.0)	(36.11)	(88.88)	(91.66)	(86.11)	(27.77)	(100.0)	(86.11)	(13.88)	-
Bagh Mirzajumma (Chaupatiya Colony) LDA Colony,Katra Vafa Beg, Katra Vijen Beg and NOOR Manzil	28	9	13	14	24	15	17	11	13	4
Kashmiri Mohal, Gulam Hussain Bridge and Hasan Purriya	(100.0)	(52.00)	(60.00)	(72.00)	(92.00)	(28.00)	(68.00)	(28.00)	-	-
Sirakewalligali, Triveniganj and Kajman Road	17	7	10	11	14	10	14	14	13	3
Metrood Nagar	(100.0)	(41.17)	(58.82)	(64.70)	(82.35)	(58.82)	(82.35)	(5.88)	(76.47)	(17.64)
Fazil Nagar	16	13	14	15	13	13	16	1	14	1
Jhabaitola and Abdul Asiz Road	(100.0)	(43.75)	(43.75)	(68.75)	(81.25)	(81.25)	(100.0)	(6.25)	(87.50)	(6.25)
Noorbadi, Khidki Meer Aga and Chhavani Hasnuddin	11	10	9	9	11	11	11	2	9	-
Rustam Nagar	(100.0)	(90.90)	(81.81)	(81.81)	(100.0)	(100.0)	(100.0)	(18.18)	(81.81)	-
Total	200	106	137	151	175	104	163	74	92	16
	(100.0)	(53.00)	(68.50)	(75.50)	(87.50)	(52.00)	(81.50)	(37.00)	(46.00)	(8.00)

Note : Figures in parentheses denote percentages to total column.

Abdul Aziz road followed by Mehmood Nagar are at the top, whereas, Mansoor Nagar at the bottom. Further, Rustom Nagar, Jhabai Tola and Abdul Aziz Road, Mehmood Nagar and Mansoor Nagar are found fully electrified streets/areas, while Fazil Nagar the least.

As far as availability of water is concerned, we divided it into two important but inter-related categories. First is the private, which indicates that households have installed hand pumps themselves in their houses for water requirement. Second is the public. It indicates public tap which is provided by the Lucknow Municipal Corporation in each of the houses. This is covered under the head 'owned'.
 also
 Apart from this, water taps are/installed for the general use on various road sides. This is put under the head 'others'. We find that Mansoor Nagar has the largest proportion of houses with water facility of the private type, while Sirake Wali Gali, Triveni Ganj and Kajman Road, has the least proportion of houses with such type of facility. As far as water availability of 'owned' type is concerned, Mehmood Nagar has the highest proportion of houses with such facility, whereas, Mansoor Nagar with the lowest. In terms of water facility of 'others' type, Fazil Nagar is on the top, whereas, Mehmood Nagar at the bottom. In the Kashmiri ward as a whole, we find that houses are well endowed in terms of latrine (87.50 per cent), electricity (81.50 per cent) and kitchen (75.50 per cent). As compared to this, houses are generally found defi-

cient in terms of courtyard, Baramda and bathrooms. This is borne out by the fact that 48 per cent, 47 per cent and 31.50 per cent of houses do not have the courtyard, Baramda and bathrooms respectively.

VI. Urban Renewal Scheme : Requirements and Constraints

We pointed out earlier that typological differences alone do not provide a clear basis for housing development programmes for urban dwellers. Therefore, such programmes must concern itself with the various economic and non-economic considerations, such as, socio-economic characteristics of households, their working conditions, housing characteristics and feelings expressed by the households. In view of this, taking a sample of 200 households, we first attempted to examine the general characteristics of households. We find that a majority of households are muslims. Also, most of the households are males. The proportion of migrant households are relatively less important than the local households. Those who migrated generally belong to rural areas. The average level of education comes to 8th standard for migrant households, and 5th standard for local households. The average level of education for the sampled households comes to 6th standard. A migrant household is found 48 years of age and that of local households 45 years. The average age of the all households is worked out at 46 years. Most of the migrant households left their native places to start their business independently. Other factors such as to get employ-

ment to educate their children and others were found next in order of importance. Most of the households were found employed in self-employed informal establishments in the capacity of either, entrepreneur / worker or owner-cum-worker. It is interesting finding that 59.50 per cent of households are employed in this sector and 37.50 per cent in service sector comprising of government organisations and private and public controlled enterprises. In trade sector, only 2 per cent of households have been employed. The per capita income of average household comes to Rs.311.67 and expenditure to Rs.233.76 per month. Saving ratio is worked out at 24.99 per cent. This seems to suggest that 75 per cent of the per capita income of the household is spent on consumption of durable and non-durable items. The above represents the socio-economic characteristics.

We find that a majority of households are employed in other than service sector as casual worker, contractor and owner-cum-worker etc. Most of the workers employed in service sector are employed on regular basis. Generally, earnings per person is higher for employees in service sector than those in other category. Also, most of the households are found working outside of the lacality. Households engaged in household units and within the localities are relatively less important. Normally, units as a provider of employment to households are of owned type. Only 6.50 per cent of units are on rental basis. Normally, a household worker has to travel

5.10 kms. per day. Units/establishments located in localities of Kashmiri Mohal offer better linked roads, provides better water and electricity facility than those located at the outside. However, units located outside are better endowed in terms of latrine facility and ventilation. This is probably due to the fact that Kashmiri Mohal does not have flush latrine in most of the units as well as residential houses.

Most of the houses are used for residential purpose alone. None of the house is reported for residential-cum-industrial use. A very few of them are reported for residential-cum-commercial uses. This is true for owned as well as for rented houses. On an average, rent per house is worked out to Rs.98.63 per month. In each houses, on an average, 1.10 households live. Three-fourth of the houses are found located in narrow lane (75 per cent), while one-fourth at main road. Average age of a house comes to 44.12 years, which is lower than the average age of house located in narrow lane (61 years) but higher than those located at the main road (10.24 years). Further, average covered up area of the sampled households comes to 139.50 sq. ft. per person. The 12 streets have the per capita covered up area lower than the average of the Kashmiri ward, whereas, rest (12 streets) above the average. The ward as a whole consists of kachha houses, pacca houses, mixed houses, tinshed and houses having roof covered by chhapper (hay shed). Mixed houses are oldest one being 61 years old; houses having roof of hay sed by 51 years old; pacca houses

by 47 years old; houses with tinshed by 38 years old; and kachha houses by 30 years old. Further most of the houses in the kashmiri Mohal are found relatively deficient in terms of courtyard, baremada and bathrooms.

Given the socio-economic conditions of households, their working conditions and conditions of their residential houses, any recommendations for the urban renewal programme is extremely a difficult task. Nevertheless, based on the general findings of the study, we attempt here to provide certain tentative schemes for urban renewal. First, as covered up area per capita relating to Kashmiri Mohala is highly inadequate and that it is a source of congestion, over-crowdedness, it may be advisable to shift a part of residential houses to out skirts of the city. During the field survey, we are told that most of the households are not desireous to leave their residence due to mainly three reasons. First, most of the households belonging to minority community, feel secured in this area. Second, households engaged in the informal establishments, feel that the demand of their products would be affected, if they leave this locality. And third, most of the houses existing in the Kashmiri Mohal are still well maintained with beautiful appearance and artistic architect, which perhaps, households do not like to leave. Therefore, these points need to be first considered before going for alternate housing scheme. Generally roads are narrow which are spread in the entire Kashmiri Mohal among different streets/areas. These are normally broken,

and dirty. So much so, garbage is normally lying on the road, which may be observed frequently. Drainage, water logging, sanitation are the common feature, which is visible in almost all months of a year. It would be useful if Lucknow Municipal Corporation gives due consideration to overcome these problems. Also, most of the houses generally have service latrine, which are creating and aggravating the environmental problem. Concerted efforts are urgently required by the Lucknow Municipal Corporation to overcome this problem on a priority basis. Houses are found deficient in terms of bathroom, courtyard and baramda, government may think of introducing a financing scheme, which may provide financial assistance to the households. However, in doing so there is a need to see that funds given are utilised for construction of bathrooms, provided that spaces are available within the houses. These are some of the tentative recommendations for urban renewal programmes which urban development authority may consider for implementation. Of course, before doing that it is necessary to consider the various problems and constraints that come under the way of its implementation.